



PLANNING COMMISSION AGENDA

Thursday, December 17, 2015

6:30 p.m.

Coon Rapids City Center

Council Chambers

Call to Order

Pledge of Allegiance

Adopt Agenda

Roll Call

Approval of minutes from Previous Meeting - November 19

Old Business

New Business

1. PC 15-34, Conditional Use permit and Site Plan for vehicle maintenance facility, 11301 Dogwood Street, Anderson-Johnson Associates
2. PC15-35 Preliminary Plat, 11301 Dogwood Street, Anderson-Johnson Associates
3. PC 15-36, Ordinance amendment to allow brewpubs and tap rooms and establish associated definitions

Other Business

Current Development

Adjourn



Planning Commission Regular

Meeting Date: 12/17/2015

SUBJECT: Approval of minutes from Previous Meeting - November 19

Attachments

Draft November 19 Minutes

COON RAPIDS PLANNING COMMISSION MEETING OF NOVEMBER 19, 2015

CALL TO ORDER

The regular agenda meeting of the Coon Rapids Planning Commission was called to order by Chair Schwartz at 6:30 p.m.

Members Present: Chair Wayne Schwartz, Commissioners Denise Hosch, Ray Knoblauch, Mary Schmolke, Zachary Stephenson and Julia Stevens.

Members Absent: None.

Staff Present: Planner Scott Harlicker; Assistant City Attorney Doug Johnson, and Assistant City Engineer Mark Hanson.

PLEDGE OF ALLEGIANCE

Chair Schwartz led the Commission in the Pledge of Allegiance.

ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE OCTOBER 15, 2015 REGULAR MINUTES

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER HOSCH, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF OCTOBER 15, 2015, AS PRESENTED. THE MOTION PASSED 5-0-1 (STEVENS ABSTAINED).

NEW BUSINESS

1. PLANNING CASE 15-31 – CONDITIONAL USE PERMIT AND SITE PLAN FOR EXPANSION OF OUTDOOR STORAGE AREA – 9900 VALE STREET – MAYFLOWER PROPERTIES – PUBLIC HEARING
-

It was noted the applicant is requesting the Public Hearing be continued to the January 21st Planning Commission meeting.

Chair Schwartz opened the public hearing at 6:32 p.m.

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER STEVENS, TO POSTPONE ACTION ON THIS ITEM TO THE JANUARY 21, 2016 PLANNING COMMISSION MEETING. THE MOTION PASSED UNANIMOUSLY.

2. PLANNING CASE 15-32 – LOT SPLIT – 12856 CROOKED LAKE BOULEVARD –
RACHEL NEIMAN – PUBLIC HEARING

It was noted the applicant is requesting approval of a lot split to subdivide two parcels totaling 97,102 square feet into two lots. Staff discussed the request in detail with the Commission and recommended approval.

Chair Schwartz opened the public hearing at 6:36 p.m.

Patricia Morris, 12846 Crooked Lake Boulevard, reported she lives on the south side of the proposed lot split. She discussed an easement between her property and the proposed lot split property and requested her driveway remain as is. Planner Harlicker explained there was a private easement in place between the two property owners. Assistant City Attorney Johnson advised that private easements carry over from property owner to property owner and would remain in effect after the lot split was complete.

Ms. Morris encouraged the Broadwell's to place their mailbox on 129th Avenue.

Michael Rike, 12908 Crooked Lake Lane, asked if Parcel B would have deeded access to the lake. He explained that this area of the lake was a shallow channel that provided a critical habitat for all kinds of wildlife, fish, wood ducks and deer. Assistant City Attorney Johnson explained the Planning Commission did not have jurisdiction over access to the lake and encouraged that Mr. Rike to contact the DNR or watershed district.

Chair Schwartz closed the public hearing at 6:43 p.m.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS,
TO APPROVE PLANNING CASE 15-32 THE LOT SPLIT WITH THE FOLLOWING
CONDITIONS:

1. THE APPROPRIATE DRAINAGE AND UTILITY EASEMENTS BE APPROVED BY THE CITY ENGINEER AND RECORDED AT THE COUNTY.
2. PARK DEDICATION IN THE AMOUNT OF \$4,000 (\$2,000 PER LOT) BE PAID PRIOR TO RELEASING THE LOT SPLIT FOR RECORDING.
3. COMPLIANCE WITH TITLE 11, LAND DEVELOPMENT REGULATIONS.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the December 1, 2015 City Council meeting.

3. PLANNING CASE 15-33 – ORDINANCE AMENDMENT TO REVISE SECTION 11-
1101 FLOODPLAIN MANAGEMENT – PUBLIC HEARING

It was noted the City is proposing to revise and update Section 11-1101 Floodplain Management regulations. Staff discussed the request in detail with the Commission and recommended approval.

Commissioner Stephenson asked how homeowners would find out if there had been a change to their floodplain status. Assistant City Engineer Hanson explained that this information would be on file with the City at City Hall through updated floodplain maps. He reported that lending institutions have become more strict and the City was aligned with these requirements.

Commissioner Stephenson suggested that the maps be posted on the City's website. Assistant City Engineer Hanson indicated the maps would be available on the City's website in the near future.

Commissioner Knoblauch thanked staff for addressing his questions prior to the meeting. He was in favor of all members of the community being provided with an update on the proposed changes to the City of Coon Rapids floodplain maps.

Chair Schwartz opened and closed the public hearing at 6:57 p.m., as no one wished to address the Planning Commission.

MOTION BY COMMISSIONER SCHMOLKE, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 15-33, APPROVING THE PROPOSED ORDINANCE AMENDMENT UPDATING SECTION 11-1101 FLOODPLAIN MANAGEMENT. THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the December 1, 2015 City Council meeting.

OTHER BUSINESS

Planner Harlicker provided the Planning Commission with an update on current development taking place in the City of Coon Rapids.

ADJOURN

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO ADJOURN THE MEETING AT 7:00 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,
Heidi Guenther
Planning Commission Recording Secretary



Planning Commission Regular

1.

Meeting Date: 12/17/2015

Subject: PC 15-34, Conditional Use permit and Site Plan for vehicle maintenance facility, 11301 Dogwood Street, Anderson-Johnson Associates

From: Scott Harlicker, Planner

INTRODUCTION

Anoka Hennepin School District is requesting approval of a conditional use permit and site plan to construct a 14,000 square foot vehicle maintenance facility on property just north of Northdale Middle School.

ACTIONS

Open the public hearing

Take public comments

Continue public hearing to January 21, 2016 meeting

60 DAY RULE

The applicant submitted this application on: November 6, 2015

To comply with the requirements of Minnesota Statute §15.99, the City has extended the 60 day period to March 5, 2016

LOCATION

The proposed facility will be located at 11301 Dogwood Street, north of Northdale Middle School.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Public School	Institutional	Single Family Residential 2
North	Public School	Institutional	Single Family Residential 2
South	Public School	Institutional	Single Family Residential 2
East	Public School	Institutional	Single Family Residential 2
West	Twin Homes	Moderate Density Residential	Moderate Density Residential and Single Family Residential 2

DISCUSSION

In order to allow time for changes to the development plans, the applicant has requested that this item be postponed to the January 21, 2016 meeting.

RECOMMENDATION

In Planning Case 15-34, staff recommends the public hearing be opened, public comment taken and the hearing continued to the January 21, 2016 Planning Commission meeting.



Planning Commission Regular

2.

Meeting Date: 12/17/2015

Subject: PC15-35 Preliminary Plat, 11301 Dogwood Street, Anderson-Johnson Associates

From: Scott Harlicker, Planner

INTRODUCTION

The applicant is requesting preliminary plat approval with variances to the minimum lot size requirement for one lot, lot depth requirement for three lots and lot frontage for two lots. The proposal will replat approximately 79 acres into seven lots and an Outlot.

ACTIONS

Conduct a public hearing

Take public comment

Continue public hearing to January 21, 2016 meeting

60 DAY RULE

The applicant submitted this application on: November 6, 2015

To comply with the requirements of Minnesota Statute , the City must approve or deny the application by: March 5, 2016

LOCATION

The proposed plat is located at 11301 Dogwood Street, Northdale Middle School and Eisenhower Elementary School property.

	Existing Use	Comprehensive Plan	Zoning
Subject Property	Public School	Institutional	Single Family Residential 2
North	Public School	Institutional	Single Family Residential 2
South	Public School	Institutional	Single Family Residential 2
East	Public School	Institutional	Single Family Residential 2
West	Twin Homes	Moderate Density Residential	Moderate Density Residential and Single Family Residential 2

DISCUSSION

The applicant has requested that this item be postponed to the January 21, 2016 meeting to allow time to revise their plans.

RECOMMENDATION

In Planning Case 15-35, staff recommends the public hearing be opened, public comment taken and the hearing continued to the January 21, 2016 meeting.



Planning Commission Regular

3.

Meeting Date: 12/17/2015

Subject: PC 15-36, Ordinance amendment to allow brewpubs and tap rooms and establish associated definitions

From: Scott Harlicker, Planner

INTRODUCTION

The Planning Commission is being asked to make a recommendation on a zoning text amendment regarding brewpubs, taprooms, breweries, distilleries and cocktail rooms.

ACTIONS

Conduct a public hearing

Recommendation by Planning Commission

Introduction by City Council on: January 19, 2016

60 DAY RULE

N/A

LOCATION

N/A

DISCUSSION

Background

Recently a microbrewery expressed an interest in opening up a brewery and taproom in the City. At this time that type of facility is not specifically allowed in any zoning district. Any size brewery would be allowed in the Industrial district as "light industry" and a microbrewery would be allowed in the PORT district as "limited production and processing". A brew pub would be allowed in the PORT district under the classification of "restaurant" and "limited production and processing".

In 2011 the State Legislature passed what is known as the "Surly Bill" which allows breweries to sell pints of beer at the brewery in areas known as taprooms. Prior to the law, brewpubs were already permitted to sell beer for consumption on site because brewpubs serve food and operate similar to restaurants.

Staff also looked at a related use, microdistilleries. A distillery and microdistillery would be treated the same as breweries and microbreweries for zoning purposes. Staff is proposing to include them in the ordinance amendment.

The purpose of the proposed text amendment is to identify where the brewpubs, breweries, distilleries, taprooms and cocktail rooms should be allowed and to establish definitions of the common terms.

Proposed Definitions

Brewery is a person who manufactures more than 15,000 barrels of malt liquor, as defined in State Statute section 340A.101, subdivision 16, for sale in a calendar year.

This language was taken from State Statute section 340A.

Brewery, Micro is a facility with a capacity to manufacture less than 15,000 barrels of alcoholic and nonalcoholic malt liquor a year. This definition does not include a brewpub.

This definition is commonly use by other cities and is used by the American Brewers Association.

Brew pub is a brewer who also holds one or more retail on-sale licenses and who manufactures fewer than 3,500 barrels of malt liquor in a year, at any one licensed premises, the entire production of which is solely for consumption on tap on any licensed premises owned by the brewer, or for off-sale from those licensed premises as permitted in State Statute section 340A.24, subdivision 2.

This definition is taken from State Statute section 340A.101.

Taproom is an area on the premises of or adjacent to the brewery location owned by the brewer that allows the on-sale of malt liquor produced by the brewer for consumption. Such use shall be accessory to the primary use of a brewery or micro brewery.

This language was taken from State Statute section 340A.26.

Distillery is a person who manufactures more than 40,000 proof gallons of distilled spirits, as defined in State Statute section 340A.101, subdivision 9, for sale in a calendar year

This language was taken from State Statute section 340A

Microdistillery means a distillery operated within the state producing premium, distilled spirits in total quantity not to exceed 40,000 proof gallons in a calendar year.

This definition was taken from State Statute section 340A.101.

Cocktail Room is an area on the premises of or adjacent to the distillery location owned by the distiller that allows the on-sale of distilled liquor produced by the distiller for consumption. Such use shall be accessory to the primary use of a distillery or microdistillery.

This language was taken from State Statute section 340A.22.

Proposed Permitted and Conditional Use

In determining what zoning districts were best suited for the proposed uses, staff looked at where restaurants were allowed. For zoning purposes restaurants, brewpubs, taprooms and cocktail rooms have similar operations and land use impacts. It is important to incorporate a retail component in the commercial districts; therefore, a tap room or cocktail room room are a required component of a micro brewery or micro distillery.

Proposed Use Table

	Regional Shopping	General Commercial	Community Commercial	Neighborhood Commercial	PORT	Industrial
Brewpub	P	P	P	CUP	P	NP
Microbrewery with Taproom	P	P	P	NP	P	P

Microdistillery with cocktail room	P	P	P	NP	P	P
Brewery	NP	NP	NP	NP	NP	P
Distillery	NP	NP	NP	NP	NP	P

Parking

Parking for brewpubs would be calculated using the same ratio as restaurants which is 1 space per 2 seats plus 1 space for every 40 square feet of banquet or meeting area. Parking for taprooms would be calculated using the same ratio as bars/taverns which is 1 space for every 100 square feet of floor area. The brewery component would be calculated using the light industry standard of 1 space per 1,000 square feet

Outdoor Storage

Outdoor storage of equipment, production waste, product or ingredients is not allowed in the commercial or PORT districts. Outdoor storage in general is prohibited in those districts. Outdoor storage is allowed as an accessory use in the industrial district provided it meets certain locational and screening requirements.

Liquor Licensing

A separate liquor license from the City would be required for the above uses. A State license would be required prior to the issuance of a City license. The City Clerk and City Attorney are currently drafting recommendations to amend Title 5 of the City Code to provide for the new types of licenses.

RECOMMENDATION

In Planning Case 15-36, the Planning Commission recommend approval of the proposed zoning text amendment establishing regulations where brewpubs, breweries, taproom, distilleries and cocktail rooms can locate and establishing definitions of common terms.
